

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 21, 2001, Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig, Bob Ripley, Carol Walker and Terry Young; Jim McKee absent. Jennifer McHale, Historic Preservation intern. Ed Zimmer and Teresa McKinstry of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held May 17, 2001. Motion for approval made by Francis, seconded by Helwig. Motion for approval carried 4-0: Francis, Helwig, Ripley and Young voting 'yes'; Berggren, McKee and Walker absent.

The opportunity was given for persons with limited time or with an agenda not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY SINCLAIR HILLE AND ASSOCIATES FOR A CERTIFICATE OF APPROPRIATENESS FOR A PUBLIC PARKING GARAGE ON THE WEST SIDE OF N. 9TH STREET BETWEEN "Q" AND "R" STREETS, IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: June 21, 2001

Members present: Berggren, Francis, Helwig, Ripley, Walker and Young; McKee absent.

Dan Grasso with Sinclair Hille presented the application. He presented schematic drawings for the parking garage. He explained that the retail space has been located on "Q" Street. 9th Street is a vehicular corridor. There is a major stair/elevator tower on 9th and "Q" Street. They are going to incorporate the entryway design landscaping on 9th Street. They started out with the idea that there are 2 primary types of facades in the Haymarket area. The first is a storefront model. Shops are typically located on the lower

level. The other model is a warehouse model. This is more of a horizontal mass where the retail is more vertical. The buildings tend to be 3-4 story, awnings on the first level storefronts, red brick with stone trim and punched windows. Using this as a basis, they developed the facade of the building. They believe "Q" Street is the more pedestrian side of the building.

Ripley questioned that the street level on "Q" Street appears to be more glass. Is the 2nd level glass also? Mr. Grasso replied that the 2nd and 3rd floors will be screened parking.

Mr. Grasso went on to explain that the 9th Street side is very different. It is more vehicular on that side. That side of the building has been designed to look like more of the warehouse model. The pre-cast garage facade is set back 5 feet from the property line. There will be beacons along the outside of the building on 9th Street, which are free standing design elements. There will also be a building sign on the 9th Street side. There will be a sign on "Q" Street that will identify the occupants and other individual signs designating each retailer. There will also be a perpendicular sign on the 9th Street side to identify the retail spaces.

Ripley wondered if there will be a link from the garage stairs and/or elevator to the retail space. Mr. Grasso replied that there will be no link at all. They wanted to make the retail space separate from the garage. There will also be an entrance on "R" Street.

Ripley wondered if there will be landscaping on "R" Street. Mr. Grasso replied that there will be landscaping. They are currently working with Public Works and Utilities to see how much sidewalk and how much planting space they will have. There is a curb that needs to be re-worked.

Berggren inquired if you can get to all the parking stalls from entering either the north or south entrance. Mr. Grasso replied that is the current plan. There is a designated section with an entrance/exit for monthly leased parking.

Ed Zimmer believes the thinking is that the monthly parking will enter from "R" Street and the daily parking will enter from "Q" Street.

Ripley wondered if the 9th Street side is at sidewalk level. Mr. Grasso replied that he is correct. This will provide for natural ventilation and light. It will be more secure and airy. Mr. Grasso presented examples of the materials. They are looking at 2 different brick colors that will be used together. The darker brick will be used as more of a storefront material and the lighter color brick will be more of the warehouse looking side. They are looking at a black tile for the signage area at the top of the building. The green tile will be used on the storefront side. They are also looking at aluminum frame windows. They are also investigating the durability of the mesh material. It has to be heavy duty. He explained that they are currently in design development.

ACTION:

June 21, 2001

Berggren, moved approval, seconded by Walker.

Mr. Zimmer stated that because of the scale of this development, there will be some design changes. He will report back to the Commission. Technically, only half of this site is in the Haymarket Landmark District.

Berggren stated that this seems to be one of the more exemplary examples of how to do a parking garage. Walker agreed.

Ripley likes the idea of more sidewalk windows. This is very nicely done. He likes the landscaping and the lighting.

Helwig wondered about the lighting on the corner. Mr. Grasso stated that they have had a lot of discussions on how to light the signs and canopies. They haven't settled on an exact method yet.

Motion for approval carried 6-0: Berggren, Francis, Helwig, Ripley, Walker and Young voting 'yes'; McKee absent.

**APPLICATION FOR HISTORIC PRESERVATION COMMISSION FOR DESIGNATION
OF THE CLARK-LEONARD HOUSE, 1937 "F" STREET AS A LANDMARK IN
ACCORDANCE WITH LMC 27.57.120**

PUBLIC HEARING:

June 21, 2001

Members present: Berggren, Francis, Helwig, Ripley, Walker and Young; McKee absent.

Mr. Zimmer stated the Commission might recall, we received a letter of inquiry regarding a bed and breakfast. This house is already in a landmark district. Historically, the Commission in it's early days, sponsored most all of the landmark applications. This house is emblematic of landmark.

Ripley stated that this house is in a very elite group of houses in the City of Lincoln.

Mr. Zimmer presented slides of the property. It doesn't add restrictions. It adds opportunities for the potential buyer.

ACTION:

June 21, 2001

Walker moved to waive the rules and take action, with a motion for approval, seconded by Berggren.

Motion carried 5-0: Berggren, Helwig, Ripley, Walker and Young voting 'yes'; Francis abstaining; McKee absent.

**APPLICATION BY SHELLI BRACKHAN FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT 817 "R" STREET IN THE HAYMARKET
LANDMARK DISTRICT**

PUBLIC HEARING:

June 21, 2001

Members present: Berggren, Francis, Helwig, Ripley, Walker and Young; McKee absent.

Shelli Brackhan presented drawings of the application. She has incorporated the Commission's ideas from the last meeting, into the plan.

Ripley wondered if the windows were single panels or double hung. Mr. Zimmer replied that the windows that are there now, are double hung. Ms. Brackhan stated she does not intend on changing the windows.

Mr. Zimmer suggested that lighter color awnings tend to show a lot of grime. You don't want to use a real dark color either. Ripley suggested Ms. Brackhan look throughout the district for a color that she likes. Berggren suggested the slate green color from the parking garage across the street.

Ms. Brackhan stated she has thought about vinyl lettering on either side of the large entrance. One side would announce the dance studio, the other side would announce the coffee shop. She would also like to do something with the landscaping, but she is also worried that if Speedway Motors does anything with the building to the west, she is not sure how that will look.

Mr. Zimmer stated that it is all public right-of-way, but Speedway Motors can't ask for anything that is not on their property. They have talked about using the slope of the hill to get their accessibility.

Ripley thinks landscaping along the front of the building is a good idea.

Walker wondered if we are being asked to approve the signage today. Ms. Brackhan replied she was correct. She believes it is tan with black lettering. Ripley stated that he would like to see a lot more on the signage. He would like to see the size of the letters, the colors, the exact placement, etc. Whoever is developing the signage needs to provide more detail.

More information was requested from applicant

CERTIFICATE OF APPROPRIATENESS FOR 2540 SOUTH STREET

This item was carried over from the May 17, 2001 agenda.

ACTION:

June 21, 2001

Francis moved approval, seconded by Walker.

Helwig drove by the property. He can see the applicant's point. It might preserve it a little better than to watch it go to waste.

Motion for approval carried 4-2: Francis, Helwig, Walker and Young voting 'yes'; Berggren and Ripley voting 'no'; McKee absent.

MISCELLANEOUS:

- First Plymouth Church - There are some things that they would like to rebuild. It was brick before. They are considering a range of possibilities. They are concerned about the condition of the windows. They are very aware about the appearance of their property.
- The former Nurses' Residence at Bryan/LGH West - A couple of weeks ago, newly elected Councilman Terry Werner noted that as they looked at Bryan's new campuses, he wondered if they should be concerned that the plans that show the removal of the Nurse's Residence. An amendment to the Resolution was written stating the Nurse's building should be left in and not demolished. Mr. Zimmer proposes that we take this opportunity to review it as a formal landmark petition on behalf of the Commission. He does not think Bryan will object. The site is cramped by new construction to the west. They have taken very good care of the building. It is nicely detailed with very little alteration to the exterior. This was built in 1928 and added onto later.

The Commission directed Mr. Zimmer to bring back an application for landmark designation of this building at the next meeting.

There being no further business, the meeting was adjourned at 2:55 p.m.